

Supporting Statement

Application at 35 Charlesworth Drive, Waterloooville

Introduction:

Planning permission was recently granted 16 July 2021, for the construction of a alterations and amendments to 35 Charlesworth Drive, under application reference: APP/21/00179. A number of amendments were done to the scheme in order for the Council to consider the application to be acceptable, which ultimately resulted in the grant of planning permission.

One principle change related to the substantial reduction in the overall size of the rear dormer window, which originally was proposed to span the width of the rear roof space. Owing to concerns of the Council that the size of the rear dormer was excessive and detrimental to the character and appearance of the area given its prescence in the public domain (the rear of the property is visible from Armstrong Close), and in order to expedite the planning application, changes were made to ensure that planning permission was granted. However, since the receipt of the planning permission, further investigations of the local area have identified numerous large, single span dormer windows clearly visible in the public domain, and therefore this application has been submitted to enable the Council to re-consider the proposed rear dormer element of the scheme. All other changes made during the course of application APP/21/00179 remain unchanged.

Proposal:

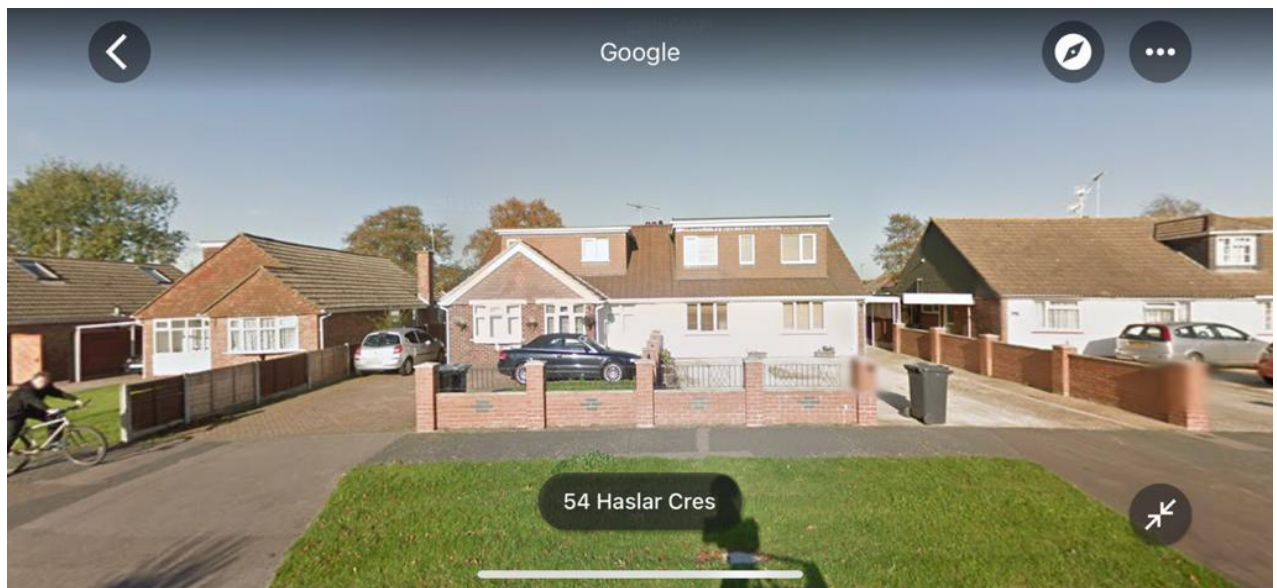
The proposed dormer is set up from the eaves, and in from the sides the same as the permitted scheme, the only difference is the presence of the infill of the rear dormer window between the two permitted dormers, in order to provide additional bathroom space at first floor.

Comparative Assessment:

Whilst it is acknowledged that each planning application must be considered on its own individual merits on a case-by-case basis given that no two sites are the same, there is clearly a significant number of flat roofed dormer windows which occupy the majority of the roof space, many of which either front onto the public domain (front elevation) or are clear evident in the public domain and form an integral part of the character of the area.

The Havant Borough Design Guide Supplementary Planning Document was adopted in December 2011, with which the Council and developers should have regard to in the determination of planning applications. A survey of the surrounding streets has been undertaken, and the following properties have large, flat roof dormers which occupy a significant proportion of the roof, yet were considered by the Council to be suitable additions. These were largely permitted since the adoption of the adopted Design Guidance, against which the extant planning permission was assessed, and which resulted in the rear dormer being reduced from that of the original submission.

71 and 73 Haslar Crescent – these dormer windows were permitted in March 2005 and May 2007 respectively, and as evident from the front elevation, occupy a significant proportion of the front roof slope, within the public domain.



44 Andrew Crescent – whilst this dormer window is located on the side elevation of this property, it is clearly visible in the public domain and whilst set up from the eaves of the property, occupies a significant proportion of the width.



1 Haslar Crescent – this development was only granted in November 2020, and included a ridge height increase, two pitched roof dormers on the front elevation and a large, single flat roofed dormer on the rear elevation. Whilst the dormer window on the rear backs onto another rear garden, its corner position is similar to that of 35 Charlesworth Drive, and the dormer is clearly visible in the wider public domain.



35 and 37 Andrew Crescent – the front elevation former window was permitted in October 2017. There are numerous various sized flat roofed dormer windows on the front elevation of these properties, although the overall scale of this is large, and occupies a majority of the overall roof space.



22 Esher Grove – this dormer window was permitted in October 2017, and is located on the front elevation within the public domain. The overall scale of the dormer occupies a substantial amount of the front elevation of the roof slope.



79 & 81 Andrew Crescent – the dormer on 79 Andrew Crescent was permitted in September 1991, the dormer on 81 Andrew Crescent was only permitted in February 2018. Both dormer windows are in the public domain being on the front elevation, and as semi-detached properties, occupy a substantial proportion of the roof space.



Conclusion:

In conclusion, there is a number of flat roofed dormer windows on the front, side and rear elevations of properties in the immediate area. Many of the dormer windows are visible in the public domain, and therefore contribute to the mixed character of this residential area.

The revised proposals for 35 Charlesworth Drive do not include enlarging the dormer window towards the side elevation, or increasing its depth from the eaves line. The scheme merely seeks to construct a single span dormer along the rear elevation, which whilst visible in the public domain, would only be visible by a number of properties on Armstrong Close, and would not appear out of keeping given the numerous examples of other single span flat roof dormer windows permitted locally.